Capsule Summary SM-577 Woodburn Hill Farm Thompson's Corner Vicinity Private

c. 1840s, early 1940s

"Woodburn Hill Farm," also known as "Westham," is a signicant early-1940s Amish farmstead accompanied by a c. 1840s, one-and-a-half story, braced frame, tenant house located 1 1/2 miles south of Thompson's Corner on Woodburn Hill Road. The c. 1840s dwelling, constructed during the ownership of Caroline R. Hutchins, is significant for its large size and relative lack of interior differentiation, decoration, and finish. Originally featuring one heated space and two unheated chambers on the first floor, the dwelling's clapboard, corner posts, studs, down braces, ceiling joists, rafters, and even shingle lathe were whitewashed indicating that these members were never plastered over. Mantles as well door and window surrounds do not survive. Judging from the lack of finish the dwelling may have served as an overseer's or tenant house.

While the c. 1840s dwelling represents a significant tie to early-nineteenth century agricultural tenancy and/or slavery, the house is situated amidst an early-1940s Amish farm complex. The complex features a two story frame dwelling, a grain silo, bank barn, windmill, hay barrack, corn crib, and equipment shed that surround a central courtyard. The complex was erected by the Zook and Yoder families of Lancaster County, Pennsylvania and was primarily used for the production of dairy products. In the 1970s, state regulations regarding the refridgeration and pasteurization of commercial dairy products greatly diminished the profitability of the operation. In 1976, the Zook and Yoder families abandoned their efforts and sold the 180 acre farm to the present owners Woodburn Hill Farm, Limited. In 1997, the c. 1840s dwelling was demolished and replaced with a modern modular home. Despite this, the Amish farm complex retains much of its historical and cultural appearance.

SM-577, Woodburn Hill Farm St. Mary's County Maryland Comprehensive State Historic Preservation Plan Data

Historic Context

Geographic Organization:

Western Shore

Chronological/Developmental Period:

Agricultural/Industrial Transition, 1815-1870

Historic Period Theme:

Commerce Architecture Agriculture Cultural/Social

Resource Type Category:

Structures

Historic Environment:

Rural

Historic Function and Use:

Dwelling, Farm Complex

Known Design Source:

None

Maryland Historical Trust State Historic Sites Inventory HISTORIC PROPERTIES Form

MARYLAND INVENTORY OF

Survey	No.	SM-577
--------	-----	--------

Magi No.

DOE __yes __no

1. Nam	1e (indicate pr	referred name)		
historic				
and/or common	(pref.) Woodburn Hill Farm,	Westham Overseer's House		
2. Loca	ation			
approx. 1.5 n street & number	miles S of intersection	of Woodburn Hill Road and	l Route 236, on Woodbur	n Hill Road not for publication
	mpson's Corner	_X_ vicinity of	congressional district	
state Marylan	nd	county St	. Mary's TM 1	2, B 10, P 16
3. Clas	sification			
Category districtX building(s) structure site object	Ownership public private both Public Acquisition in process being considered not applicable	Status occupied unoccupied work in progress Accessible X yes: restricted yes: unrestricted no	Present Use X agriculture commercial educational entertainment government industrial military	museum park X private residence religious scientific transportation other:
<u>4. Own</u>	er of Prope	rty (give names an	d mailing addresse	s of <u>all</u> owners)
name Woodburn	n Hill Farm, Ltd			
street & number	27290 Woodburn Hill	Road	telephone n	o.: 301-884-5615
city, town Mecha	anicsville	state	and zip code Maryla	and 20659
5. Loca	ation of Leg	al Descriptio	n	
courthouse, regis	stry of deeds, etc. St. M	ary's County Courthouse		liber 236
street & number				folio 266
city, town Leon	nardtown		state ^M	eryland
6. Repr	esentation	in Existing	Historical Surv	
title				
date			federal stat	e county local
epository for su	rvey records			
city, town			state	

. Des	Ji ption			
ondition		Check one	Check one	
excellent	deteriorated	unaltered	X_ original site	
acod	ruine	X altered	moved date of move	

Survey No. SM-577

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

X altered

Contributing Resource Count: 7

ruins

unexposed

Description

good

x fair

Woodburn Hill Farm is located at the terminus of Woodburn Hill Road approximately 1.5 miles southeast of the intersection of Maryland Route 236 and Woodburn Hill Road near Chaptico, Maryland. The farm includes an assemblage of agricultural outbuildings that contain a bank barn, grain silo, a corn crib, a hay barrack, a windmill, an equipment shed, and two dwellings situated on a hill overlooking a number of wooded ravines. While one dwelling and the outbuildings were erected by Amish/Mennonite dairy farmers in the 1950s, the other dwelling predates the complex to c. 1840. As a whole, the complex of buildings forms a circle that encloses a central courtyard and circular drive. The c. 1840 house, oriented on an east/west axis, and the modern Amish/Mennonite house, oriented on a north/south axis, are located within only a few feet of each other and represent the northeast anchor of the complex.

The original (c. 1840) Woodburn Hill farmhouse is a one-and-a-half story, braced frame dwelling with a three room plan, steep gable roof, and two shed additions. The house is sheathed with faux brick asphalt siding that covers an earlier siding of horizontal, pit sawn boards. The roof is covered with a raised-seam metal. Much of the building's original appearance has been largely obscured by modern changes such as the installation of modern sash, the removal of the exterior end chimney, and the installation of stove flues.

The primary or east elevation features a porch with a shed roof supported by four vertical posts. The porch may have been enclosed at one point because a set of paired six-over-six, double-hung sash windows are located on the porch's north side. The porch shades a centrally located wood panel door flanked on either side by a six-over-six, double-hung sash window. At the juncture of the wall and the roof is a wide, circular sawn, beade fascia and soffit that encloses the end of the first floor ceiling joists.

The south elevation consists of the main block's gable end and the side of a one story shed addition that projects from the west elevation. The main block features a centrally located cinder block chimney flue flanked on either side by a six-over-six window on the first and second floors. The shed addition, sheathed with German (or drop) siding and topped with a raised seam metal roof, features six-over-six window.

The west elevation is dominated by the shed addition that extends for three-quarters of the main block. The shed addition features a six-over-six window and three panel, four light door. The main block exhibits a paired set of six-over-six double-hung sash window. To the north is another shed addition that extends from the north elevation. It features a single wood door and is in an advanced state of disrepair obscuring presence of other openings.

The north elevation consists of the deteriorating shed addition and two, six-over-six windows on the first floor and a single six-over-six window on the second floor. The elevation also contains a centrally located, exterior brick and cinder block chimney flue.

<u>8. S</u>	ignifi	cance		Survey No.SM-577	
	→ 1499 X → 1599 X → 1699 X → 1799 X → 1799 X	eas of Significance—C _ archeology-prehistoric _ archeology-historic _ agriculture _ architecture _ art _ commerce _ communications	heck and justify below community planning conservation economics education engineering exploration/settlemen industry invention	Ilterature Interpretation of the control of the c	religion science sculpture social/ humanitarian theater transportation other (specify)
Specific	dates		Builder/Architect		
check:	and/o Applicab	le Exception:A	BCD	_ _	
	Level of	Significance:	national <u>x</u> state	x_local	
Prepare support	both a s	ummary paragraph o	f significance and a	a general statement of	f history and

"Woodburn Hill Farm," also known as "Westham," is a farm complex that contains a c. 1840s, braced frame, overseer's/tenant house as well as a significant Amish house and farm complex. The nineteenth century frame dwelling is significant for its relative lack of interior finish. The one-and-a-half story building, measuring 28 feet by 24 feet, originally consisted of three rooms on the first floor—one heated space and two smaller chambers. The interior, however, was never plastered as the studs, corner posts, down braces, ceiling joists, rafters, and shingle lath were left exposed and merely whitewashed. There is also no evidence of mantles, door or window trim. This lack of interior finish raises questions as to who originally lived in the house. Was it home for a modest landowner and his family or a tenant farmer? A brief study of the land records provides some background for interpretation.

In 1833, Luke W. Barber died leaving very sizeable landholdings and estate to his children Caroline R. Hutchins, Susanna C. R. Sothoron, and Julia Ann Barber. On April 13, 1833, Cornelius and Margaret C. Barber, personal representatives of the Luke Barber estate, transferred the 478 acre tract "Westham" to Caroline R. Hutchins. It is probably at this point that the house was erected. Due to the relative wealth of the Barber and Hutchins families it appears unlikely that the braced frame dwelling was ever lived in by members of their respective families but instead was probably erected as a slave quarter for the plantation. In 1852, Caroline Hutchins sold the farm for \$700 to Henry Sothoron who then took out a mortgage on the property. Sothoron, however, defaulted on his mortgage and was eventually taken to the St. Mary's County Circuit Court of Equity in November of 1863. As a result of the case, the property was sold at auction in 1878 to J. Walter Carpenter. In 1882 the property was transferred to George H. Carpenter who owned it until 1916. În 1916, Carpenter sold the now 471 acre tract to Sidney C. Britton. In 1941, Britton sold the farm to Levi Z. and Sarah Stoltzfus, an Amish family from Lancaster County, Pennsylvania. The Stolzfus family was one of several Amish families from Lancaster County that left Pennsylvania for a less populated agricultural region. Under the Stoltzfus ownership and later under the ownership of Daniel F. and Sarah B. Zook and Levi J. and Lizzie M. Yoder, the farm was significantly transformed. Another two story frame dwelling was erected as well as a corn crib, equipment shed, bank barn, grain silo, hay barrack, and wind mill that together surrounded a central courtyard. Under the Amish ownership, the farm was used for the

Major Bibliographical References

0. Geo	graphical	Data		
creage of nomina	ted property <u>122.711</u> Charlotte Hall, Md	acres	-	Quadrangle scale 1:24 000
	do NOT complete	UTM refere		
Zone Easting	Northing		B Zone	Easting Northing
		لبيا	D	
			F	
سلا ليا:			н [
/erbal boundary	description and jus	stification		
ist all states a	description. nd counties for prop	erties overla	pping state or	county boundaries
ist all states a				
ist all states and states and state	nd counties for prop	code	county	code
state 11. Fori		code code d By	county	code
ist all states and state state 11. FORI	nd counties for prop	code code d By Sites Survey	county county or	code
tate 11. FORI	m Prepare	code code d By Sites Survey	county county or	code

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to:

Maryland Historical Trust Shaw House

21 State Circle Annapolis Maryland 21401

(301) 269-2438

ARYLAND HISTORICAL TRUST DHCP/DHCD 00 COMMUNITY FLACE VNSVILLE, MD 21032-2023 -514-7019

SM-577, Woodburn Hill Farm St. Mary's County 7.1 Description

The interior has been totally gutted exposing most of the building's framing members. The framing consists of hewn and pit sawn sills, studs, joists, wall plates, and down braces. Evidence, namely the presence of numerous robbed mortises and bevel lap joints on a centrally located ceiling joist, suggest that the dwelling was originally divided into three spaces on the first floor--one large room that extended the full length of the house and two smaller spaces. The consistent presence of whitewash on the studs, down-braces, and ceiling joists suggests that the walls were originally left unfinished and never plastered over. The interior also lacks door and window surrounds, mantles, and other decorative elements. While obscured by several changes the presence of a large hearth, more characteristic of the building's period, was detected only on the north elevation. It was here that the sill was interrupted by mortar and brick for a hearth. The attic story is entered via an open winder stair located in the center of the dwelling. The stair was originally enclosed by horizontally laid wood strips or planks fastened (almost like clapboard) to vertical studs with fully formed cut nails. The half story flooring its comprised of random width, gauged planks fastened to the joists with cut brads. The presence of whitewash on the hewn rafters, collar ties, and shingle lathe on the north side as well as the presence of a robbed bevel lap joint suggests that the attic was divided into two spaces. The roof framing is comprised of a flat, pit sawn false plate that supports hewn rafter pairs held together by collar ties. The ties are halflapped and fastened with fully formed cut nails to the rafters. At the roof peak the rafters meet in an open-mortise joint tenoned together with a wood peg. Judging from the frame and roof construction methods, nail use, and lack of interior finish, the dwelling probably dates from 1840 and may have served as either a tenant house or overseer's residence.

The Amish dwelling located immediately to the east of the older farmhouse is a two-over-four bay, clapboard covered house with a raised seam metal roof and a one-story wing. The front or south elevation is shaded by a porch. This elevation is also pierced by four bays--two doors and two six-over-six double-hung sash windows. Constructed in the 1950s, the dwelling epitomizes Amish design and construction sensibilities. Its open interior plan with movable interior walls and boxy form represent distinctive characteristics.

The bank barn, constructed contemporary to the Amish house, is a large braced frame structure that features a gable roof with a rear shed extension. The building is situated on a concrete foundation and is sheathed with vertical, circular sawn planks. The roof is covered with raised-seam metal. The west or primary elevation of the barn features a pair of sliding doors that are entered via a dirt ramp. Immediately to the south of the ramp is a metal covered grain silo. The north elevation features a concrete foundation pierced by several window openings and a sliding door that permits entry into the basement. The barn's rear or east elevation does not feature any windows or doors but an open vent extending the entire elevation has been cut just below the eaves to facilitate aeration. The south elevation features a shed roof addition and another sliding door into the bottom story of the barn.

The basement of the barn, entered by doors on the north and south sides, features a series of stalls in the spaces below the main hay loft. These stalls are accompanied by a concrete floored room located in the southwest corner of the barn that operated as a dairy. Several metal stalls and

SM-577, Woodburn Hill Farm St. Mary's County 7.2 Description

other equipment associated with operation remain in the room. The hay loft above the stalls and dairy operation features a central carriage-way entered via the door on the west elevation. The carriage way is flanked on either side by spaces that may have served as stalls at one time. The rear or east section of the barn was primarily use for hay storage. Trap doors and chutes in the barn floor reveal how hay could be lowered into the basement stalls. The interior framing, consisting of a series of braced posts, struts, wall plates, and roof purlins gives the interior an open feeling and appearance. The most interesting feature is the 30° tilted struts that support a purlin for the rear section of the barn. The purlin, in turn, supports the rafters for the roof.

To the south of the barn is a hay barrack. This open-air gable roof structure is supported by a series of earthfast poles that line the east and west sides. The tops of the gable ends are sheathed with horizontal boards and the roof is covered with asphalt shingles. The building serves as a hay storage facility as well as a shelter for feeding domestic animals. The hay bales, stored in the center section that rests on a cinder block foundation, were held in place by a two-by-four frame or cribbing thus permitting the organized feeding of animals.

To the west of the bank barn is an equipment and work shed as well as a corn crib. The equipment shed is sheathed on three sides by horizontal boards with the east side open for the storage of farm equipment. This building's roof is covered with corrugated metal. To the north of the equipment storage building is a one story work shed that is lit by a series of six-light fixed sash windows. The building is covered with horizontal boards and its roof is covered with raised-seam metal. This building may have served as a stripping shed or merely a workshop. To the south of the equipment shed is a frame corn crib. Covered with horizontal clapboard the building's roof is covered with raised-seam metal. The interior of the corn crib is divided into a central carriage way flanked on either side by cribs. The cribs consist of horizontal strips of wood attached to vertical framing members.

To the south and down a steep hill from the complex, oral tradition marks the location of a slave quarter. A large piece of ironstone and several daffodils may mark the site.

SM-577, Woodburn Hill Farm St. Mary's County 8.3 Significance

production of dairy products. In the mid-1970s, however, the state imposed stricter regulations regarding the refridgeration and pastuerization of dairy products. As a result of these regulations, the Yoders and Zooks sold the 180 acre tract to the present owners Woodburn Hill Farm Limited. In 1997, the c. 1840s dwelling was demolished to make way for a modern modular home. Despite the demolition, the complex retains much of its historical integrity. According to oral tradition, a slave house site is located to the south of the complex and at the bottom of Woodburn Hill near the Chaptico Creek and Lacy Run.

The present farm complex provides a rare glimpse inside a culturally and historically layered landscape. While the bank barn, hay barrak, Amish house, and overall courtyard plan recalls the landscape of Lancater County, Pennsylvania and the Delaware River Valley region, the c. 1840s dwelling remains architecturally associated with the early-nineteenth century plantation landscape in St. Mary's County.

SM-577, Woodburn Hill Farm

St. Mary's County

8.1 Significance

Chain-of-Title

(All deeds are located at the Land Records Office, St. Mary's Courthouse, Leonardtown, Maryland unless otherwise noted.)

Deed Reference: Liber 236, Folio 266 Grantee: Woodburn Hill Farm, Ltd

Grantor: Levi J. and Lizzie M. Yoder, and Sarah B. Zook

Date: September 25, 1976

Notes: The property, containing 180 acres, is called "Woodburn Hill" or "Westham" and is described as being on the east and south side of the old road leading from Thompson's Corner to Chaptico.

Deed Reference: Liber CBG 45, Folio 190 Grantee: Levi J. and Lizzie M. Yoder Grantor: Daniel F. and Sarah B. Zook

Date: July 3, 1953

Notes: The property now contains 220 acres. The grantors reserve the right to occupy the

dwelling on the said property for the remainder of their natural lives.

Deed Reference: Liber CBG 14, Folio 199 Grantee: Daniel F. and Sarah B. Zook

Grantor: Levi Z. and Sarah B. Stoltzfus of Lancaster, Pennsylvania

Date: March 30, 1942

Notes: The property contains 370 acres and is still called "Woodburn Hill" and "Westham."

Deed Reference: Liber CBG 14, Folio 201

Grantee: Levi Z. Stoltzfus Grantor: Sidney C. Britton Date: October 25, 1941

Deed Reference: Liber EBA 19, Folio 53

Grantee: Sidney C. Britton Grantor: A. Dudley Carpenter

Date: April 1, 1916

Notes: Here the property contains 471 acres and is called Westham and Woodburn Hill. Dudley Carpenter received sole ownership of the property from N. Ford and Alva S. Carpenter and Sidney

C. and John Britton (Will Record JBA 1, Folio 362).

Deed Reference: Liber JFF 9, Folio 207

Grantee: George H. Carpenter

Grantor: J. Walter and Mary A. L. Carpenter

Date: November 17, 1882

Notes: George H. Carpenter purchases the property for \$5,000.

SM-577, Woodburn Hill Farm St. Mary's County 8.2 Significance

Deed Reference: Liber JFF 3, Folio 220

Grantee: J. Walter Carpenter

Grantor: George Blackistone and Robert C. Combs

Date: November 15, 1878

Notes: As the result of an equity case (NE 140 and in Decree Record JFF 2, Folio 315) between E. Key Buchanan and Edward Parnell Brooke (Administrators of Nannie Buchanon) vs. Dorothy A. Turner and Henry Sothoron, the 470 acre farm is sold at auction to J. Walter Carpenter.

Apparently Henry Sothoron had borrowed \$ 4200 and only repaid a small portion of it.

Deed Reference: (Mortgage) Liber JTB 4, Folio 214

Grantee: William H. Thomas Grantor: Henry Sothoron Date: November 2, 1863

Notes: Henry Sothoron took out a mortgage against his property from William H. Thomas. Sothoron agreed to pay back the \$4200 + interest within five years. Here again the property

contains 470 acres.

Deed Reference: Liber JTB 1, Folio 340-341

Grantee: Henry Sothoron Grantor: Caroline R. Hutchins Date: December 1, 1952

Notes: Sothoron purchases the 470 acre tract "Westham" and and the 130 acre parcel "Leath" for

\$700.

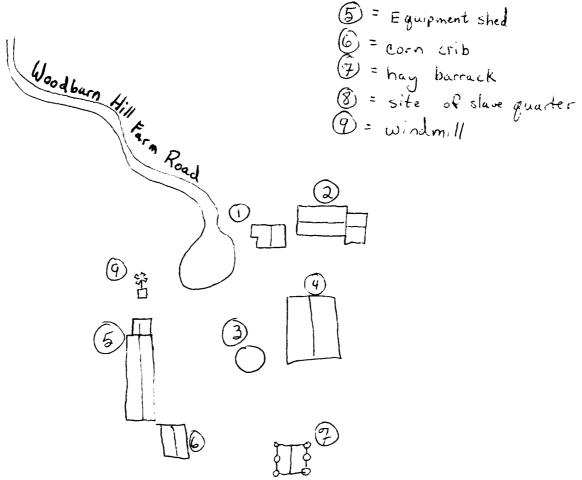
Deed Reference: Liber JH 9, Folio 444

Grantee: Caroline R. Hutchins Grantor: Cornelius Barber Date: April 13, 1833

Notes: This deed lists several tracts that were once owned by Luke W. Barber, a local landowner who owned over a 1000 acres at the time of his death. Upon his death the various tracts were divided between his remaining heirs that included Cornelius Barber, Caroline R. Hutchins (formerly Barber), Susanna C. R. Sothoron (formerly Barber) and Julia Ann Barber. In this deed, Westham, containing 478 acres, and Leath, containing 130 acres, were transferred to Caroline R. Hutchins.

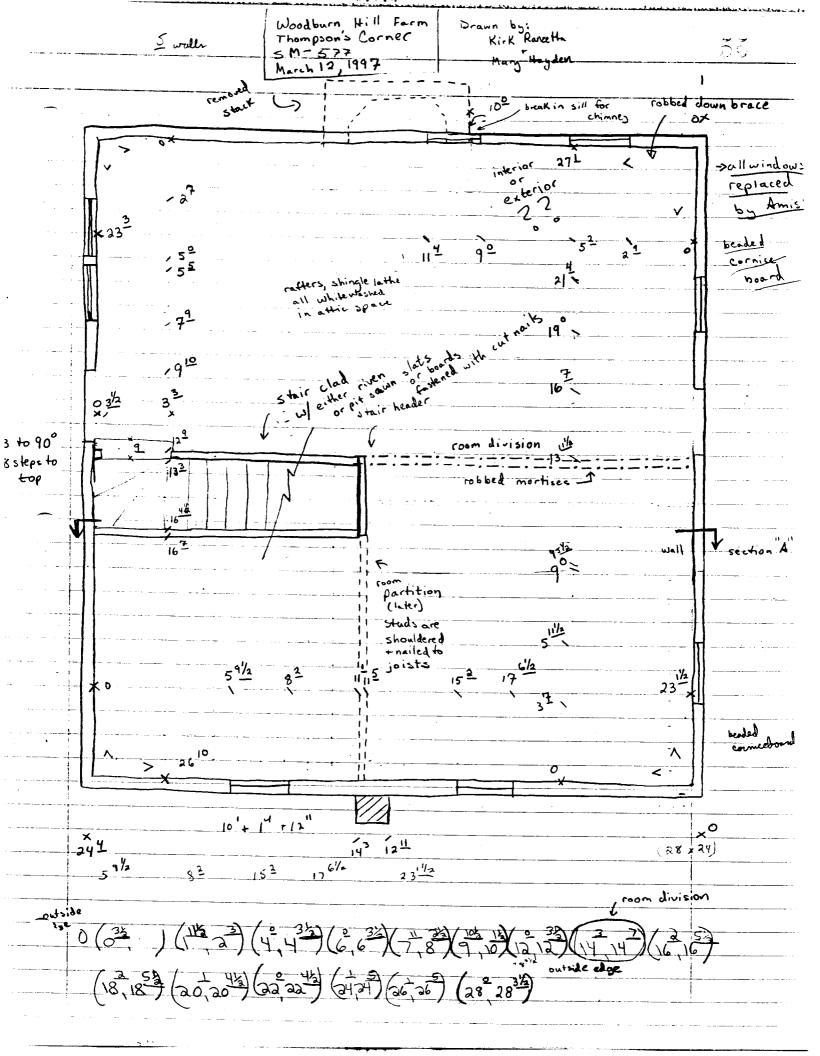
5M-577 Woodburn Hill Farm Thompson's Corner Vicinity St. Mary's County, Md

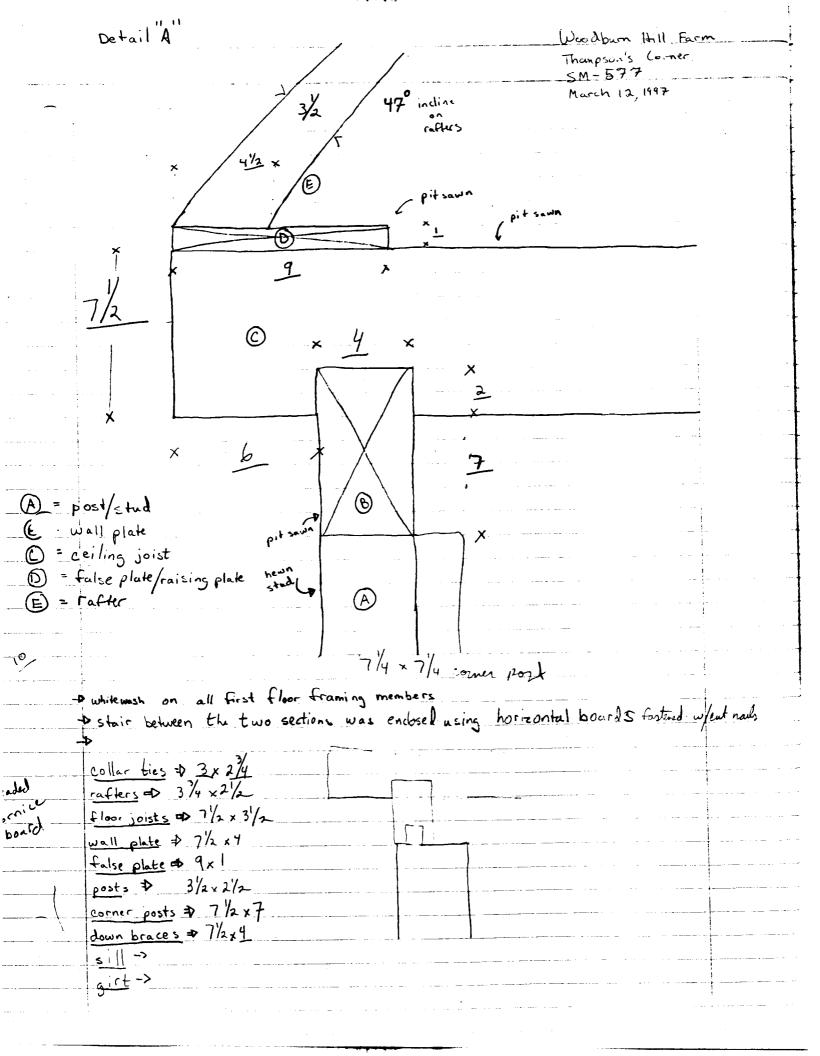
Site plan

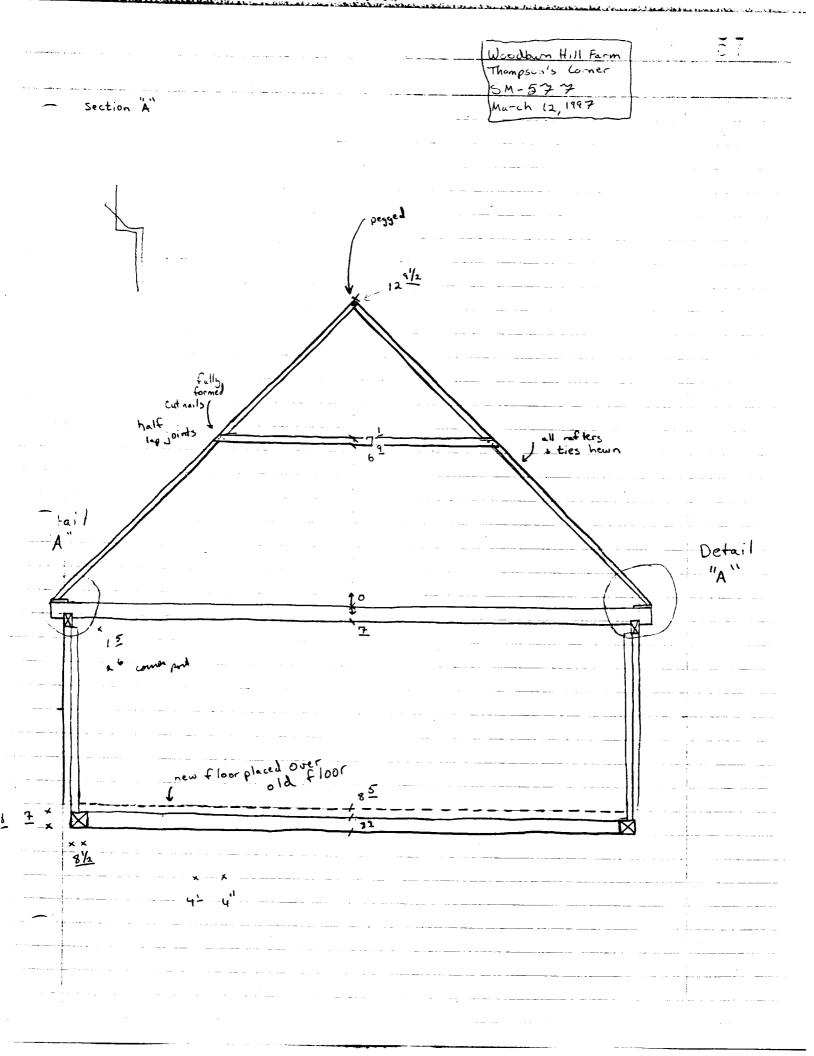


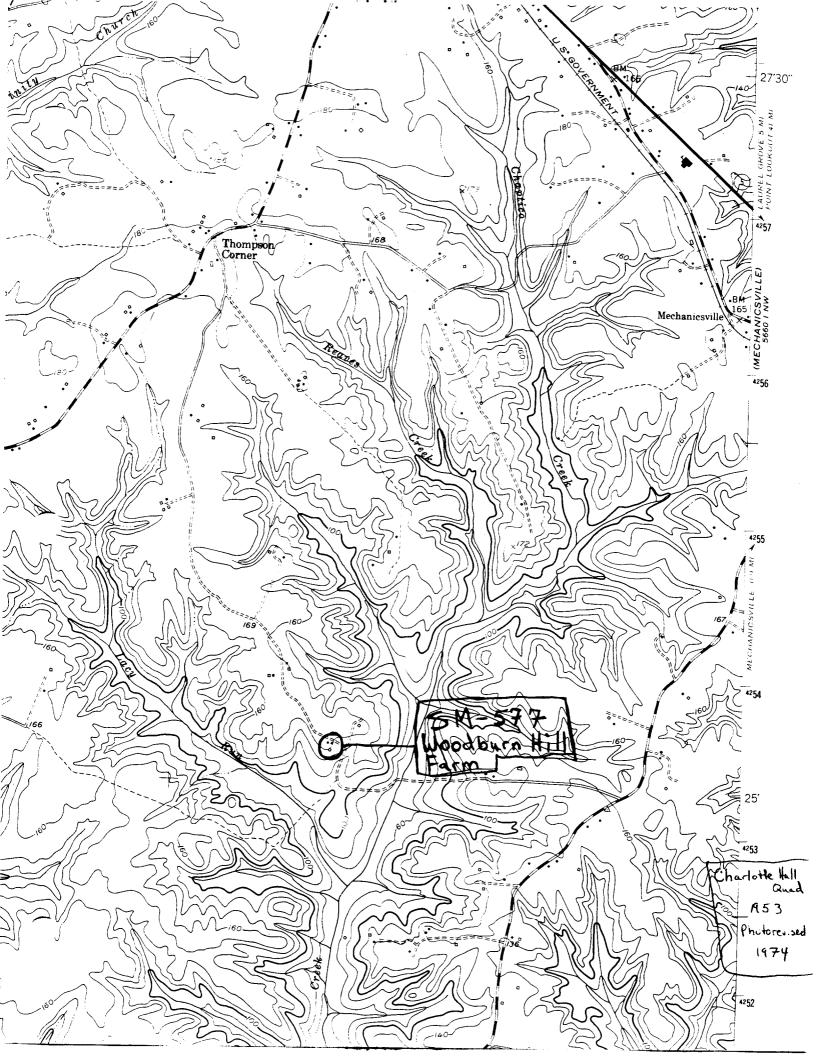
() = c. 1840 s dwelling (2) = Amish dwelling, c. 1940 s

3 = Silo 4 = bank barn











EM-577 Woodkurn Hill Frim Kick Rundle March, 1997 M& SAPO E+S e e latin



5M- 177 Woodonin Hill From - How County, Md Kick Karatha March, 197 MJ SHPO W+ N elevations 2 1



SM- 577 Woodburn Hill Farm Et. Mary's County, Md Kirk Ranzetta March, 1997 ML SHPO Exercise ist floor, but in is



SM-577 Woodburn Hill Farm St Mary's County 1) Kick Ranzetta March 1997 Md SHPO Interior, roof framing, looking W 4 8 11



SM-577 Woodburn Hill Farm St. Mas's County, Md Kirk Ranzetta March 1997 Md SHPO Interior, ratters, for which joins, laking N 5 8 11



North Mars John, Md

Kirk Rawetta

March 1997

Md SHPO

View of Amerikane & Tenent/Over the Mokey N

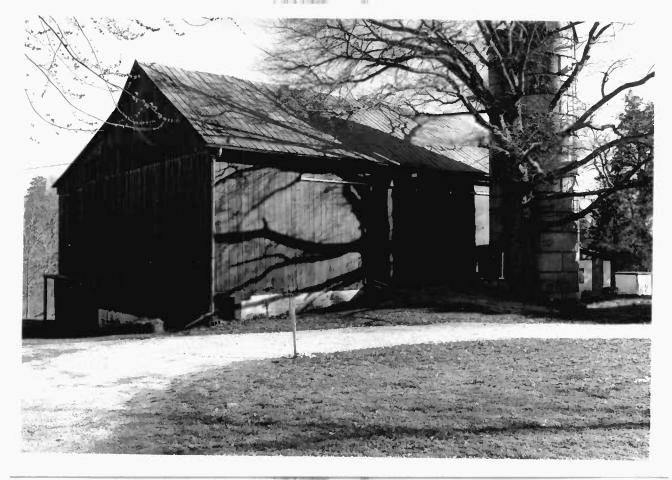
6 of 11

SM-577



Woodburn Hell Farm Et Many's County, Mil Firk Ranzetta Mac H, 1997 Md SHPO View of Equipmental about the looking SW

5M-577



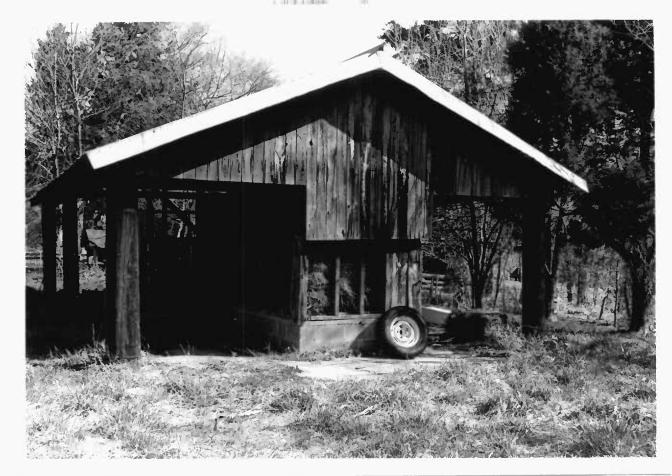
SM-577 Woodsern Hell serm St Mary Sounty, Md Kirk Ranze Ha 1347 hd SHPO Kai Bain W+ N elevations 8 8 11



5M-577 Woodburn Hell Farm St May's County, Mid Kirk Paratta March, 1997 Ma EHIO N + E classic 1 06 11



5M-577 Jodbun Hill Tur St Many's County, And Krk Ranzetta March, 1997 n) = HPO



M-577 Woodinin Hill Farm H Many's County, Al Kirk Ranzetta March, 1997 M) :480 11 of 11 hosting NE